

DRAFT



**STATEMENT OF PROCEEDINGS FOR THE
SPECIAL MEETING OF THE GRAND AVENUE AUTHORITY
OF THE COUNTY OF LOS ANGELES HELD IN ROOM 374
OF THE KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012**

Monday, February 14, 2011

7:30 AM

Present: Chair Molina, Vice Chair Perry, Secretary Fujioka and
Director Essel

Excused: Ex Officio Bonner

I. ADMINISTRATIVE MATTER

1. The meeting was called to order by Chair Gloria Molina at 7:35 a.m. by roll call establishing a quorum.
2. Recommendation to approve minutes of the Special Board meeting held December 6, 2010. (11-0723)

**On motion of Director Fujioka, seconded by Director Essel and
unanimously carried, the JPA Board approved the December 6, 2010
minutes as submitted.**

Ayes: 3 - Chair Molina, Secretary Fujioka and Director Essel

Excused: 2 - Vice Chair Perry and Ex Officio Bonner

Attachments: [SUPPORTING DOCUMENT](#)

II. CLOSED SESSION

3. NOTICE OF CLOSED SESSION: CONFERENCE WITH REAL PROPERTY
NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Parcels Q, W-2, L and M-2 of the Bunker Hill Urban Renewal Project
Area and the Park Parcel

JPA Real Property Negotiator: Grand Avenue Committee, Inc., Nelson Rising,
Antonia Hernandez, Ayahlushim Hammond, Gerry Hertzberg, David Riccitiello,
Dawn McDivitt, Greg Fischer, Martha Welborne, Paul Rutter, Thomas Webber,
Richard Volpert

Negotiating Parties: Grand Avenue L.A., LLC

Under Negotiation: Price and Terms (10-3097)

The closed session item was taken off the agenda by the Chair.

III. REPORTS

4. Status report by Nelson Rising on the Grand Avenue Project. (11-0724)

Nelson Rising, Chair, Grand Avenue Committee reported the JPA is scheduled to meet on February 28, 2011. Related has received the schematic drawings from Mr. Broad for the museum and they meet all the requirements and standards set forth. The Grand Avenue Committee will meet this Friday, February 18, 2011 to review and approve the drawings.

5. Update by Barry Widen on the Civic Park Construction. (11-0725)

Barry Widen, Related Company, reported the park development has been under construction for seven months. Phase I - the demolition, water proofing and grading is complete. The fountain walls and Starbucks framing are constructed and major structural work on the Grand Avenue ramps continue. Milestones upcoming include, the construction of the ramps at the Criminal Courts and the Court of Flags will begin Mid-April. Park construction is on schedule and on budget.

IV. CONSENT CALENDAR

6. Recommendation as submitted by the Grand Avenue Committee to approve Amendment to Extension Agreement, Phase I
(Continued from meeting of 12-6-10). (10-3101)

Nelson Rising, Chair, Grand Avenue Committee reported the Developer submitted a request to extend Phase I construction start date to February 15, 2013. As allowed in the contract the Developer provided reasonable evidence that construction financing for projects comparable to Phase I, Parcel Q project were not available. Mr. Rising described the conditions of approval.

The Grand Avenue Committee recommended approval of the extension. Director Molina noted for the record all matters or concerns regarding this item be brought back to the JPA for discussion.

On motion of Director Fujioka, seconded by Director Essel, the JPA Board approved the amendment to the Extension Agreement, Phase I with the terms and conditions outlined in the agreement (supporting document link below).

Ayes: 3 - Chair Molina, Secretary Fujioka and Director Essel

Noes: 1 - Vice Chair Perry

Excused: 1 - Ex Officio Bonner

Attachments: [SUPPORTING DOCUMENT](#)

V. MISCELLANEOUS

7. Matters Not Posted

Chair Molina confirmed that the next JPA meeting is scheduled for February 28, 2011. The agenda will include the schematic design of the Broad Museum.

8. Public Comment

No members of the public addressed the JPA Board.

9. Adjournment

There being no further business, Director Molina adjourned the meeting at 7:50 a.m. (11-0891)